



Planning Commission Agenda

Wednesday, August 5, 2020 at 7:00 PM

City Hall Council Chambers

700 Highway 2, Leavenworth, WA

Join the Zoom Meeting using one of the three options:

1. By online video conference link:
<https://us02web.zoom.us/j/86185623369?pwd=dGZDZWE4Z1gzWG9mbWZVMWZwOWpMZz09>
2. By video conference via the Zoom App: Enter Meeting ID: 861 8562 3369 Password: 292452
3. Call-in phone number is: 1-253-215-8782. Alternative call-in phone numbers may be used, visit zoom website for more information: <https://us02web.zoom.us/j/86185623369?pwd=dGZDZWE4Z1gzWG9mbWZVMWZwOWpMZz09>

The public is encouraged to attend via zoom. However, City Hall will be open if the public wants to attend in person. Social distancing and a mask will be required for those that choose to attend. Space may be limited.

Staff will open the zoom hosting site approximately 10 minutes prior to the meeting for people to assemble. The public is encouraged to submit written comments prior to the meeting by sending to the Development Services Manager - dsmanager@cityofleavenworth.com; comments via email will need to be submitted by no later than 6:00 PM on the meeting day, in order for them to be received and prepared for submission into the record. Comments received through US Mail or delivered to City Hall will be included if they are received prior to the meeting.

1. Call Meeting to Order, 7:00 pm

2. Roll Call: *Planning Commission Chair: Andy Lane (position #3 – expiration 2020)*

Planning Commission Commissioners: Steven Booher (#1 - 2022), Chuck Reppas (#2 - 2023), Pete Olson (#4 - 2021), Angie Harrison (#5 - 2021), Colin Forsyth (#6 - 2022) and Alison Miller (#7 - 2022)

3. Review and approval of Minutes - May 6, 2020 and July 1, 2020 (*provided separately*)

4. Review of the Housing Action Plan: “Share you Housing Story” option for additional community engagement.

5. Status of Transportation Element Update

6. Review of District Use Chart – Commercial Uses

7. Future Meeting Considerations

- a. Transportation Kick-Off Meeting – Peak Hour Discussion August 19, 2020
- b. Housing Action Plan Open House & Joint PC & City Council Meeting - September 2, 2020
 - i. Format and Time
- c. Transportation Meeting – Leavenworth’s Vision & Layered Network (pedestrian, bike, etc) September 9th, 16th or 23rd?

8. Open Discussion Items, at the Chair’s discretion

9. Adjournment

All Planning Commission meetings are open to the public

Why study housing in Leavenworth?

The City of Leavenworth offers a mix of housing options. However, as the city has grown its housing has not been able to meet the housing needs of all income levels.

The City Council has been examining how to best meet housing need for several years. The Housing Task force was established in 2016 and a Housing Needs Assessment was conducted in 2017. The Council Housing Committee was established in 2018 and diligently reviewed the city's regulations with the Planning Commission. Several code amendments in made in 2019.

The City has made several changes to support additional housing for all economic levels including permitting Accessory Dwelling Units, zero lot line development, updated Planned Development regulations and added two new funding support tools for affordable housing. These changes have resulted in more housing. City leadership and support has led to the largest housing project the City's history: the Leavenworth Haus apartment complex with 200 new units coming online fall of 2020 through 2021.

But the city continues to struggle with insufficient housing options, rising housing costs, and limited housing availability. To meet these needs, we applied and were awarded a Housing Action Plan grant through the Washington State Department of Commerce. .

What is a Housing Action Plan?

A Housing Action Plan is an opportunity for the City to complete a comprehensive review of current living conditions, identify future housing needs, and develop clear, actionable implementation tools. This Plan is funded by a grant from the Department of Commerce. Key points of the Housing Action Plan include:

- Collecting and evaluating existing housing and demographic data
- Examining housing needs for those working in the City of Leavenworth
- Identifying potential changes to current housing regulations to increase options for residents
- Planning for future population and employment growth and its impact on housing needs
- Preparing a "Tool Box" of housing improvement options

The following documents are provided for review and comment:

- Employer Survey Findings *pending*
- Draft Housing Action Plan *pending*
- Housing Policy Assessment *pending*
- Recommendations to City Council *pending*
- Implementation Plan *pending*
- Final Housing Action Plan *pending*
- Summary of the Housing Action Plan *pending*

How you can help shape the Housing Action Plan?

The Housing Action Plan needs your input to be a successful plan representing the community.

Stay Informed

By signing up for email notifications, you can stay informed about the Housing Action Plan. It is easy to get notifications – just Email: dsmanager@cityofleavenworth.com. You will receive notice of all meetings and updates on the planning process and documents.

Share Your Housing Story

The City is encouraging people to share their housing story. We want to hear from you! By sharing your stories and photos you can help community understand who lives here and what housing means to you.

Did you grow up here? If not, that's okay! We also want to build all our resident stories! Did you move for a job, romance, school, or adventure? Why the area? Why the lifestyle? Are you living with roommates—or your mom or your grandma? Are you renting a studio, commuting into town, looking to downsize, or worried about finding your next apartment?

Tell us your story with three easy steps:

- How did you wind up in (or near) Leavenworth? What makes a home? What does community mean to you? What's your take on the housing situation in Leavenworth?
- Snap a photo (nothing fancy—phone selfies are totally fine, but if you have nicer portraits or photos taken of you on your phone, we won't complain)!
- Tell us a bit about your home (housing type, roommates, neighborhood) and your community.

Stories like yours help illustrate why a thriving city is stronger—and more livable and lovable—when we encourage more homes of all shapes and sizes to give all kinds of people plenty of affordable options. These stories may be included in our Housing Action Plan.

Attend a Planning Commission Meeting

By attending a Planning Commission meeting you can listen to the presentation(s), hear the discussion and provide comment or take that experience home and ponder the ideas before providing comment.

Provide Your Comments and Ideas

Many people have limited time or may not feel comfortable attending a meeting. However, your comments and ideas are equally important and can be submitted by email or mail.

Email: dsmanager@cityofleavenworth.com

Mail: Planning Commission, HAP, PO Box 287, Leavenworth, WA 98826

Visit with Us

If you prefer a conversation, you are encouraged to reach out to one of the Planning Commission Members, Council Members, or Mayor.

Land Uses	RL – 6	RL – 10	RL – 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Residential (specified use below)												
Single-Family Residential	P	P	P	P								“Dwelling, single-family” or “single-family dwelling” means a detached residential dwelling unit, which is site-built, manufactured, modular, or other type of similar construction not including recreation vehicles, travel trailers, or similar structures, designed for and occupied on a monthly or longer basis by one family.
Manufactured Home, Designated	P	P	P	P							defined but not listed, see/update Chapter 14.16.080 MF standards and 14.16.090 Design Standards	“Manufactured home, designated” means a manufactured home constructed after June 15, 1976, in accordance with the state and federal requirements for manufactured homes, which:1. Is comprised of at least two fully enclosed parallel sections each not less than 12 feet wide by 36 feet long; 2. Was originally constructed with and now has a composition or wood shake or shingle, coated metal or similar roof of nominal 3:13 pitch; and3. Has exterior siding similar in appearance to siding materials commonly used on conventional site-built International Building Code (International Construction Code) compliant single-family residences
Manufactured Home/Mobile Home											defined but not listed, commonly not permitted	“Manufactured home or mobile home” means a structure, designed and constructed to be transportable in one or more sections, and which is built on a permanent chassis, and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities that include plumbing, heating, and electrical systems contained therein. The structure must comply with the National Mobile Home Construction and Safety Standards Act of 1974 as adopted by Chapter 43.22 RCW, State Government – Executive, Department of Labor and Industries, if applicable. Manufactured home does not include a modular home. A structure which met the definition of a “manufactured home” at the time of manufacture is still considered to meet this definition notwithstanding that it is no longer transportable.
Accessory Dwelling Unit	P	P	P	P								<u>Proposed New Definition: "Dwelling unit, accessory" means a second dwelling on the same parcel of land as a single-family dwelling.</u> "Accessory or secondary use or structure" means a use or structure on the same lot with an incidental or subordinate to the primary use or structure, and which may exist only when a primary use is existing on the same lot. The floor area of a secondary use must be less than that devoted to the primary use.

Land Uses	RL - 6	RL - 10	RL - 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Duplex	P	P	P	P								<p>"Duplex" means a single building containing two dwelling units, totally separated from each other by an unpierced wall.</p> <p>"Dwelling/duplex, two family" or "two family dwelling/duplex" means a detached residential building containing two dwelling units, designed for occupancy on a monthly or longer basis by not more than two families. Each unit shall be designed for and occupied on a monthly or longer basis.</p>
Townhomes											Defined but not specifically listed; need to update the definition regarding number of units; consider removing number of units; common definition to style of housing not units; wait for the HAP to be completed before addressing	<p>"Townhouse" means <u>dwelling units which share a vertical wall and may be under separate ownership or parcels of land, a duplex dwelling unit meeting the following criteria: (1) no dwelling unit overlapping another vertically; (2) common side walls joining units; (3) not more than two dwelling units in one structure; and (4) each unit being on its own lot of record.</u></p>
Multi-family				P	P	P	P					<p>"Dwelling, multifamily" or "multifamily dwelling" means a residential building designed for or occupied by three or more families, with the number of families in residence not exceeding the number of dwelling units provided for owner occupancy, rent, or lease on a monthly or longer basis.</p>
<u>Dwelling above ground floor</u>					AU	AU	AU				Added to provide clarity that residential uses are permitted in commercial zones	<p>"Dwelling, above ground floor" means a single or multi-family dwelling occupying the second or higher level of a building.</p>
Boardinghouse, lodging house, rooming house				P								<p>"Boardinghouse," "lodginghouse" or "roominghouse" means a building where lodging, with or without meals, is provided by members occupying such building. This term shall not be construed to include buildings which fit the definition of the term "motel."</p>
<u>Vacation (short-term) Rental</u>					P	P	P				Defined but not specifically listed	<p><u>Vacation (short-term) Rental, see Transient accommodation and/or lodging</u></p> <p>"Transient accommodation and/or lodging" means the rental of any building or portion thereof used for the purpose of providing lodging for periods of less than 30 days.</p>
Accessory Structures (specified use below)												
Accessory Structure	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	added to simplify code	<p>"Accessory or secondary use or structure" means a use or structure on the same lot with an incidental or subordinate to the primary use or structure, and which may exist only when a primary use is existing on the same lot. The floor area of a secondary use must be less than that devoted to the primary use. Accessory structures include, but are not limited to, garages/shops, storage/work sheds, cabanas, children play structures, gazebos, etc</p>

Land Uses	RL - 6	RL - 10	RL - 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Garage/Carport/Parking space	AU	AU	AU	AU								<p>"Garage, private" means an accessory building or a space within the principal building used for the storage or parking of vehicles.</p> <p>"Carport" means an accessory building or portion of a main building used as a covered shelter for an automobile and open on two or more sides.</p> <p>"Parking, private" means parking facilities for the noncommercial use of the occupant and guests of the occupant.</p> <p>"Parking space, off street" means an off street enclosed or unenclosed impermeable surface area permanently reserved for the temporary storage of one automobile and connected with a street by an impermeable surface driveway which affords ingress and egress for automobiles.</p> <p>"Parking structure" means a partially or fully enclosed surfaced area, either underground or aboveground, permanently reserved for the temporary storage of one or more automobiles and connected with a street by a surfaced driveway that affords ingress and egress for automobiles.</p>
Work/Storage Sheds for noncommercial use or equipment	AU	AU	AU	AU								
Swimming pools	AU	AU	AU	AU	P	P	P		P	P		
Cabana, Children Play structures or Gazebo	AU	AU	AU	AU								
Stacked Parking	AU	AU	AU	AU	AU	AU	AU					<p>"Stacked parking" means the use of a mechanical system, such as a hydraulic lift or automated parking system, to move one or more vehicles in a manner which provides additional parking. The vehicle can be transported vertically (up or down) and horizontally (left and right) to a vacant parking space until the car is needed again.</p>
Family Child Day Care/Mini day Care	AU	AU	AU	AU	AU	AU	AU					<p>"Child Day Care" means a place which regularly provides childcare during part of the 24-hour day to six <u>twelve</u> or fewer children. Such number shall be reduced by the number of permittee's own children and foster children under 12 years of age who are on the premises.</p> <p>"Mini day care center" means a center for the care of 12 or fewer children during part of the 24-hour day in a facility other than the family abode of the permittee, or a home for the care of from seven through 12 children in the family abode of the permittee. Such number shall be reduced by the number of permittee's own children or foster children under 12 years of age who are on the premises.</p>
Foster Home	P	P	P	P	P	P	P				defined but not listed	<p>"Foster home" means a home licensed and regulated by the state and classified by the state as a foster home, providing care and guidance for not more than three unrelated juveniles.</p>
Youth Home, Juvenile Home, Orphanage				C								<p>"Youth Home" means a State licensed dwelling that supports youth in transition between housing.</p>

Land Uses	RL - 6	RL - 10	RL - 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Adult Family Home	AU P					"Adult family home" means a residence <u>dwelling</u> licensed by the state of Washington where personal care, special care, room, and board are provided for more than one but not more than six adults who are not related by blood or a marriage to the person or persons providing the services, per Chapter 70.128 RCW.						
Group A Home Occupation	AU	AU	AU	AU								"Home occupation" means ... "Home occupation, Group A" means a home occupation that meets all of the home occupation minimum standards of Chapter 18.20 LMC, as amended, and has no nonresident worker. In addition, limited customers visit the business. Group A home occupation is not visible from outside the home. The business must be conducted in the home by a resident and have no impact on the surrounding neighbors. Examples of Group A home occupation include, but are not limited to: "desk and telephone" occupations, cottage crafts where mail services are used, and a consultant's office with infrequent customer and/or client visits (maximum of two per month).
Group B Home Occupation	AU	AU	AU	AU								"Home occupation, Group B" means a home occupation that meets all of the home occupation minimum standards of Chapter 18.20 LMC, as amended, and has a maximum of one nonresident worker. In addition, customers visit the business. Group B home occupation allows more flexibility, including the potential of impacting the neighbors; therefore, a full administrative review of applications is required. Examples of Group B home occupation include, but are not limited to: hairdressers, music teachers, and a consultant's office with customer and/or client visits (more frequent than two per month). Transient accommodations and/or lodging are not considered a home occupation and are prohibited within residential zones.
Bed and Breakfast	C	C	C	C								"Bed and breakfast" means an activity whereby the property owners allow visitors in their homes <u>or accessory dwelling units</u> , up to three rooms for compensation, for periods of 30 consecutive days or less, while at the property, owner lives on site, in the dwelling unit, throughout the visitors' stay.
Nursing home, Retirement home, rest home or convalescent Home; <u>congregate care facility</u>	C	C	C	C	C						Types of conditions may include size of structures within residential zones, location of parking, etc	"Nursing or convalescent home" means an establishment which provides full-time care for three or more chronically ill or infirm persons. Such care shall not include surgical, obstetrical or acute illness services. "Congregate care facility" or "retirement center" means a residential facility designed for and occupied by at least one person per unit who is able to live independently and without 24-hour supervision; and providing centralized services for the residents including meals, recreation, housekeeping, laundry and transportation.

Land Uses	RL - 6	RL - 10	RL - 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Public/Semi-Public (specified use below)											Consider: Government Buildings; Utilities; Parks; Schools; Churches Other: Recycle Center; Hospital/Clinic; Wireless Telecommunications; Golf Courses;	
Park and Recreation												"Park and Recreation" means area designated for recreation, whether publicly or privately owned, which may include baseball, soccer, football, tennis courts, trails, play equipment, pools, etc.
Parks and public pools	P		P	P	€	€	€		P	P		
Outdoor recreation facility											Defined but not listed	"Outdoor recreation facility" means an area designed for active recreation, whether publicly or privately owned, including, but not limited to, baseball diamonds, soccer and football fields, golf courses, tennis courts and swimming pools.
Passive recreation											Defined but not listed	"Passive recreation" means recreational development generally associated with a low level of human activity and limited construction-related impacts, which may include natural trails and similar uses.
Golf Courses (excluding miniature-golf, putting courses and driving ranges)	C	C	C						P	P		"Golf Course" means an area of land where 9 or 18 holes of golf is played. A golf course may, or may not, include putting course and driving range. A golf course does not include miniature golf which is defined as commercial amusement activity.
Place of Worship Churches, convents and monasteries	C	C	C						€		REC - PERMITTED WITH CONDITIONS	"Place of Worship" means a building or area designated for worship of a religion. These may include a church, convent, monastery, mosque, synagogue or temple.
Educational Facilities Institutions	C	C	C									"Educational institutions and facilities" means structures and uses that provide state mandated basic education, public and private institutions of learning offering educational instruction from kindergarten to grade 12 required by the Education Code of the state of Washington; certified by the Washington State Board of Education; and/or under the authority and/or oversight of the Washington State Office of Superintendent of Public Instruction (OSPI). Preschools and pre-kindergarten facilities (day-cares) are not educational institutions and facilities for the purposes of this definition.
Educational Centers for advanced study and research in an academic field of learning	C	C	C		P	€	€	€	C	C	REC - PERMITTED WITH CONDITIONS	"Educational Centers" means structures and uses that provide educational services, including but not limited to, business, technical or trade education.
Business, Technical or Trade School					P	€	P	€			COMBINED Trade and/or Vocational School; includes colleges	"Business, technical or trade school" means a facility which offers post-secondary professional and training education.
Preschool Day nurseries and nursery schools	C	C	C		€							"Preschool," also known as nursery school, means an educational facility serving children before they begin attending elementary school or kindergarten.
Community Center, nonprofit	C	C	C		€				C		REC - PERMITTED WITH CONDITIONS	"Community Center" means a facility where members of a community may gather for cultural, recreational or social activities.

Land Uses	RL - 6	RL - 10	RL - 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Public Libraries	€	€	€		€	€	€			€	Combine with public facility government buildings	
Public Facility Government Buildings- (STRUCTURE OR USE)	C	C	C		P	P	P	P	C	C	added museum	"Public facilities and utilities" means land or structures owned by or operated for the benefit of the public use and necessity, including but not limited to government or public buildings, including but not limited to, city hall, law enforcement and fire, post office, library, museum, public works facilities, and animal control. public facilities defined in RCW 36.70A.030, as amended. RCW - streets, roads, water, storm, sewer, parks and schools
Public/private facilities such as law enforcement and fire stations, corporate headquarters, regional headquarters and administrative offices or commercial, industrial, financial, governmental and charitable organizations, public animal control facilities and other similar non-commercial uses					€			P			GC - NOTE LIMITED USES	
Public Utility Structures (NOT DEFINED - CHANGE TO PUBLIC FACILITIES UTILITIES WHICH IS DEFINED)	C	C	C	C					C	C	COMMERCIAL ZONES DEFINE AS PUBLIC BUILDINGS, UTILITIES, SERVICE STRUCTURES OR INSTALLATIONS & GROUNDS	
Public Utility and municipal uses such as substations, fire stations, wastewater treatment facilities, water wells and/or treatment facilities and maintenance shops	C	C	C	C	C	C	C	P	C	C		"Public Utility" means structures and uses associated with utilities, including but not limited to, wastewater treatment, domestic wells, water treatment facilities, power stations.
Recycling Centers (collection and storage)								C				"Recycling Center" means a building or area maintained, operated, or used for storing, keeping, buying or selling of recyclable products, including newspaper, aluminum, plastic and glass.
Hospital/Clinic (MF - INCLUDE SANITORIUM)	€	€	€	€	C	C	C		C			"Hospital" means an establishment whose primary function is to provide sleeping and eating facilities to persons receiving medical or surgical care with nursing service on a continuous basis.
Sanitorium												"Sanitorium" means a facility for the treatment of chronic diseases or various nervous or mental disorders.
Clinic					P	P	P	P				"Clinic" means a building designed and used for the medical, dental and surgical diagnosis and treatment of outpatients under the care of doctors and nurses, having a central reception room for one or more doctors with one or more associated licensed personnel, and operating under a general management.

Land Uses	RL - 6	RL - 10	RL - 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Public Museums and Art Galleries	C	C	C		C	C	C		C	C	REC - PERMITTED WITH CONDITIONS; PUBLIC AND PRIVATE IN COMMERCIAL ZONES	
Wireless Telecommunications Facilityies	C			C	C	C	C	C	C	C	exempt out wireless telecommunications used to support Public Facilities.	"Wireless telecommunications facility" means a facility for the transmission and reception of radio or microwave signals used for communication, cellular phones, personal communications services, enhanced specialized mobile radio or any other services licensed by the FCC, and unlicensed wireless services including but not limited to associated equipment shelter, support tower and antenna array.
Communications Facilities, including radio and television broadcasting stations								P				
Bus or Taxicab Stop	C	C	C	C	P	P	P	P				"Bus and/or taxi stop" means a bus and/or taxi transfer area or facility providing passenger access to routes and adjacent activities.
Development Options												
Temporary subdivision tract offices	C	C	C									
Manufactured Home Park	C	C	C								Consider Tiny Home Park	"Manufactured home park" means any tract of land that is divided into rental spaces under common ownership for the purpose of locating two or more manufactured homes for dwelling purposes.
Commercial District Mixed Use Incentives					P	P	P				Regulated LMC Chapter 18.35 but not permitted in any zone	
Condominiums (with Binding Site Plan)				P	P	P	P					"Condominium" means real property, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by owners of those portions. Real property is not a condominium unless the undivided interests in the common elements are vested in unit owners, and unless a declaration and a survey map and plans have been recorded in accordance with Chapters 64.32 or 64.34 RCW. Condominiums are not confined to residential units, such as apartments, but also include offices and other types of space in commercial buildings.
Incubator Planned Site Development								P				LMC 18.45.020(21)
Commercial/Retail												
Adult Entertainment Facilities					P	P	P				Regulated LMC Chapter 18.54 - as permitted in Commercial zones when meeting specific criteria	

Land Uses	RL - 6	RL - 10	RL - 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Drive in Resturant											Defined but not listed	"Drive-in restaurant" or "refreshment stand" means any place or premises used for sale, dispensing, or serving food, refreshments, or beverages in automobiles, including those establishments where customers may serve themselves and may eat or drink the food, refreshments or beverages on the premises.
Club, Lodge or Fraternal Organization				C	P	P	P					
Day Care Center	C	C	C	C	CP	CP	CP					"Day care center" means a center for the care of 13 or more children during part of the 24-hour day.
Hotel or Motels					P	P	P				also defined "lodging unit" and "suite"	"Hotel" means a building or portion thereof designed or used for transient rental of more than five units for sleeping purposes. A central kitchen and dining room and accessory shops and services catering to the general public or for the operation of the hotel, such as laundry, can be provided. Not included are institutions housing persons under legal restraint or requiring medical attention or care. "Motel" means a building or group of buildings in which lodging is offered to transient guests for compensation and providing parking accommodations for automobiles adjacent to the lodging. This term includes tourist court, motor lodge, auto court, cabin court, motor inn and similar names.
Hostels					P	P	P				New Use which needs to consider parking and other standards	<u>"Hostel" means a type of lodging where guests rent a bed (rather than a room or suite), usually a bunk bed, in a dormitory with a shared lounge and bathrooms. A hostel may include a shared kitchen space. Hostels are</u>
Automobile, boat, truck, trailer, or similar motor vehicle sales, service, display, rental or storage					P							
Battery Exchange stations/Rapid Charging Stations					P		P	P			Also see Battery charging station	"Battery exchange station" means a fully automated facility that will enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a fully automated process, which meets or exceeds any standards, codes, and regulations set forth by Chapter 19.27 RCW and consistent with rules adopted under RCW 19.27.540.
Bakery					P	P	P					"Bakery" means a facility preparing baked goods for retail sales and offering baked goods including pies, doughnuts, cakes and breads for sale to the public.
Banks					P	P	P					"Banks, savings and loan and other financial institutions" means offices and service facilities for banks, savings and loans, credit unions or other financial institutions, including drive-through windows.
Barber/Beauty Shop					P	P	P				Combine with Personal Services	"Barber/beauty shop" means a facility offering haircuts, manicures and similar personal services.

Land Uses	RL - 6	RL - 10	RL - 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Car Wash					P			P				"Car wash" means facilities for the washing of passenger cars and light trucks as either a principal use or accessory to fueling stations, convenience stores or similar permitted uses.
Eating and Drinking Establishment					P	P	P					"Eating and drinking establishment" means an establishment designed and constructed to serve food and beverages for consumption on the premises, in an automobile or for carry-out for off-premises consumption and which establishment may or may not have on-premises dining room or counter. Such establishment may include, but is not limited to: restaurant, coffee shop, cafeteria, short-order cafe, tavern, bar, lounge, sandwich stand, soda fountain, catering and all other eating or drinking establishments, as well as kitchens or other places in which food or drink is prepared for sale. Mobile lunch cart or other temporary mobile food vendors are excluded from this definition.
Mobile Food Vendor											Consider adding, if not included in the "eating and drinking establishment" definition	<u>"Mobile food vendor" means a seller of foods from a mobile food preparation van, cart or other conveyance, whether upon the public streets, alleys or public property or on private property. "Mobile vendor" means a transient business selling or delivering food or goods in the city.</u>
Catering					P	P	P				consider Home Occupation?	
Exercise Facilities					P	P	P					
Indoor Sports Arenas, Auditoriums and Exhibition Halls					P	P	P					"Indoor sports arenas, auditoriums, and exhibition halls" means a building for indoor (open wall) sports, theater, concert hall, or other public building, in which the audience sits, and/or building for gatherings or entertainment.
Incidental/Accessory Structures and Uses on the same site with, and necessary for, the operation of a permitted use					AU	AU	AU				Consider adding signs as a specific use?	"Accessory or secondary use or structure" means a use or structure on the same lot with an incidental or subordinate to the primary use or structure, and which may exist only when a primary use is existing on the same lot. The floor area of a secondary use must be less than that devoted to the primary use.
Laundry or Dry-Cleaning Establishment					P	P						"Laundry/dry cleaning" means a facility providing machines for the washing and drying of clothes and personal items. This definition does not include an industrial facility providing laundry, dry cleaning, linen supply, and uniforms on a regional basis.
Copy/Printing Establishment					P	P	P					"Copy and/or printing establishment" means a retail print service, including blueprinting, photostat copies, copier and other business support services.
Pharmacy/Drug Store					P	P	P					"Pharmacy/drug store" means an establishment where medicinal drugs are dispensed and sold.

Land Uses	RL - 6	RL - 10	RL - 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Professional Offices (business and professional)					P	P	P	P				"Office, professional" or "office" means a building or separately defined space within a building occupied by doctors, dentists, accountants, attorneys, optometrists, architects, professional engineers and surveyors, licensed real estate brokers and persons engaged in similar occupations. The use of an office does not include on-premises sales or manufacture of goods.
Personal service											defined but not listed - consider new definition (wenatchee) Personal services" means a variety of businesses engaged in providing services to individuals, generally involving the maintenance of the human body, or other services to one's person or household pets. Such businesses include, but are not limited to, barber and beauty shops, instruction/music studios, photographic studios, tanning parlors, massage practitioners, pet grooming, tutoring, instructional services and activities. This does not include medical offices, kennels, veterinary clinics, schools, or institutions of higher education.	"Personal service" means businesses engaged in providing care of the corporeal person or his apparel, not including health care.
Retail Food/Grocery Store					P	P	P					"Retail food/grocery store" means a retail establishment offering a wide variety of comestibles (edible/eatable), beverages and household supplies for sale.
Retail sales, rental or repair of nonmotorized recreation equipment					P	P	P					
Retail stores and service establishments					P	P	P					"Retail stores and service establishments" means an establishment where the majority of sales of goods or services (or of both) is for resale and is recognized as retail sales or services in the particular industry.
Theater					P	P	P					"Indoor sports arenas, auditoriums, and exhibition halls" means a building for indoor (open wall) sports, theater, concert hall, or other public building, in which the audience sits, and/or building for gatherings or entertainment.

Land Uses	RL – 6	RL – 10	RL – 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Commercial Amusement Enterprise					C	C	C					“Commercial amusement enterprise” means a location where recreation activities take place. These activities can include but are not limited to stadium, arena, outdoor theater (amphitheaters or outdoor music events, theme parks, equestrian facilities, rodeos, circuses, skateboard parks, race tracks, go karts, ATV or motorcycle tracks, and sports stadiums or arenas), bowling alley, dance hall, skating rink, archery club, gun club, private tennis club, private swimming club, or similar athletic club, batting cages, BMX courses, paintball and golf driving ranges. If these activities are an appurtenant use to another commercial use and will occupy less than 25 percent of the floor area of a business, they will not be considered a commercial amusement enterprise and will not require a conditional use permit.
Commercial Entertainment Enterprise							C					
Family Entertainment Enterprise					C	C	P					“Family entertainment enterprise” means an indoor location, on a smaller scale than a commercial amusement enterprise, where family-oriented recreation activities take place. These activities can include but are not limited to video games, indoor miniature golf, billiard tables, foosball tables, air hockey tables, table tennis, and darts. If these activities are an appurtenant use to another commercial use (i.e., video games in a pizza parlor) and will occupy less than 25 percent of the floor area of a business, they will not be considered a family entertainment enterprise and will not require a conditional use permit.
Food Bank					C	C	C					
Gasoline Service Station					C			C			SEPERATED FROM BULK GAS STORAGE	“Gasoline service station” means buildings and premises where gasoline, oil, grease, batteries, tires and automobile accessories may be supplied and dispensed at retail and not to include a repair garage or body shop.
Garage, parking or commercial											defined but not listed	“Garage, parking or commercial” means a building used for storage, repair or servicing of motor vehicles as a commercial use.
Parking Structure											defined but not listed	“Parking Structure” means a partially or fully enclosed surfaced area, either underground or aboveground, permanently reserved for the temporary storage of one or more automobiles and connected with a street by a surfaced driveway that affords ingress and egress for automobiles.
Underground parking				P	P	P	P				Regulated in LMC 14.12.180.A but not listed Consider updating regulations to encourage underground parking development options	

Land Uses	RL - 6	RL - 10	RL - 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Parking Facilities (structures and lots)					C	C	C	P			COMBINED WITH Parking lots, commercial or public	"Parking facility" or "parking lot" means an area permanently reserved for the temporary storage of one or more automobiles and connected with a street by a surfaced driveway that affords ingress and egress for automobiles.
Rapid Charging Stations						C					also defined are slow charging	"Rapid charging station" means an industrial grade electrical outlet that allows for faster recharging of electric vehicle batteries through higher power levels and that meets or exceeds any standards, codes, and regulations set forth by Chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540. A rapid charging station typically operates on a 60-amp or higher dedicated breaker on a 480-volt or higher three-phase circuit with special grounding equipment.
Pet Care Centers					C	C	C					"Pet care center" means an indoor kennel which provides boarding and grooming services.
Private Clubs and Lodges					C		C					?see commercial amusement enterprise
Recreational Vehicle Parks					C		C		C		COMBINED WITH CAMPGROUND - WILL REQUIRE CODE REVIEW	"Recreational vehicle park" means a tract of land under single ownership or control upon which two or more recreational vehicle sites are located, established or maintained for occupancy by the general public as temporary living quarters for recreation or vacation purposes.
Veterinarian/Animal Hospital					C			P				
Animal Boarding Facilities/Kennels								P			VET WITH BOARDING/KENNEL	"Kennel" means a structure or lot on which four or more domestic animals at least four months of age are kept.
Industrial (specified use below)											Consider: Manufacturing; Wholesale; Repair; Production (winery and coffee roasting); Storage; Construction Yard; Aviation; Hazardous Material Facilities	
Upholstery Shop					P							"Upholstery shop" means a retail service for the upholstery and re-upholstery of furniture.
Cabinet or Glass Shop					C							
Electric, Plumbing or Heating shop					C							
Micro Brewery, Distillery or Winery					C	C	C					
Coffee Roasting					C	C	C					
Storage Facilities, including mini- and self-storage								P			SIMPLIFIED TITLE	
Construction Yards								P				
Heliports and Aviation Activities								C				
Bulk Fuel Storage								C			SERPERATED FROM GAS STATION	

Land Uses	RL – 6	RL – 10	RL – 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Scientific and Agricultural Research, Testing and Experimental Development Laboratories								C				
Processing and Packaging food, drugs, pharmaceuticals, perfumes and cosmetics								P				
High tech industry, computer assembly and similar type uses								P				
Repair services for electronics or appliances								P				"Repair" means any change that is not construction, addition, demolition, moving, or alteration.
Wholesale trade establishments and storage of durable and nondurable goods including automobile parts and supplies, tires and tubes, furniture and home furnishing, lumber, manufactured homes, recreational vehicles, boats and campers and construction materials								P				
Light manufacturing, assembly, processing, packaging, treatment or fabrication of wood, glass, metal, food, furniture, fixtures, computers, scientific materials, lumber, clothing, or textile goods, products and machinery								P				
Agricultural Uses – sorting, packing, storage, processing, refrigeration and shipping of agricultural products, feed stores, nursery/greenhouse or other similar uses								C			There are no resource lands within the City. Remove because it is addressed under manufacturing or warehousing	"Existing and ongoing agricultural activities" means those activities conducted on lands defined in RCW 84.34.020(2), and those activities involved in the production of crops and livestock, including but not limited to operation, maintenance and conservation measures of farm and stock ponds or drainage ditches, irrigation systems, changes between agricultural activities, and normal operation, maintenance or repair of existing serviceable structures, facilities or improved areas. Activities which bring an area into agricultural use are not part of an ongoing activity. An operation ceases to be ongoing when the area in which it was conducted is proposed for conversion to a nonagricultural use or has lain idle for a period of longer than five years, unless the idle land is registered in a federal or state soils conservation program. Forest practices are not included in this definition.

Land Uses	RL – 6	RL – 10	RL – 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Breaking of bulk and redistribution of smaller lots, including packaging, repackaging, or bottling products, such as liquors or chemicals								P				
Warehousing establishments								P			need to define - (wenatchee) "Warehouse" means a building or portion thereof primarily used for storage and/or distribution of products, equipment, materials or commodities that are not available for retail sale on the premises.	
Truck and freight terminals, warehousing and storage, parcel delivery service, packaging and crating								P				
Vehicle (including recreational vehicles), tractor, car, truck, boat, manufactured home and implement sales, repair, service maintenance and rental, including paint, powder coating and body work								P				
Auto/Vehicle towing, including secured storage of vehicles								P				
Auto Repair (not body shop)					C							
Manufacturing, Assembly, Fabricating, Processing, Packing, Repairing or Storage of goods which have not been declared a nuisance					C	C	C				CG- DEFINED DIFFERENTLY	"Light industry" means industrial uses which are consumer-oriented industry. Such products are produced for end users (and storage) rather than as intermediates for use by other industries. Light industry facilities have less environmental impact than those associated with heavy industry, and may be near residential areas. It is the production of small consumer goods. Examples of light industries include the manufacturing of clothes, shoes, furniture, consumer electronics and home appliances. Conversely, ship building would fall under heavy industry.

Land Uses	RL - 6	RL - 10	RL - 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Cryptocurrency Mining								P				<p>"Cryptocurrency mining" means the operation of specialized computer equipment for the primary purpose of mining one or more blockchain-based cryptocurrencies such as Bitcoin. This activity typically involves the solving of algorithms as part of the development and maintenance of a blockchain which is a type of distributed ledger maintained on a peer-to-peer network. Typical physical characteristics of cryptocurrency mining include specialized computer hardware; high density load (HDL) electricity use; a high energy use intensity (EUI) where the operating square footage as determined by the utility is above 250kWh/ft2/year and with a high load factor in addition to the use of equipment to cool the hardware and operating space. For the purposes of the associated regulations, cryptocurrency mining does not include the exchange of cryptocurrency or any other type of virtual currency nor does it encompass the use, creation, or maintenance of all types of peer-to-peer distributed ledgers.</p>
Junk/Wrecking Yards												
Feed Lots, Rendering or Meat Packing Plants												
Landfills											Review Essential Public Facilities RCW 36.70A.200	
Hazardous Water facilities											defined but not listed	Hazardous waste facilities, off-site means hazardous waster treatment and storage facilities that treat and store waste from generators on properties other than those on which the facilities are located.
											consider Special Use Permits?	Also see, on-site, storage, treatment, etc
											consider livestock	